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June 18, 2025

Via Electronic Filing

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

RECEIVED

JUN 18 2025 8:39 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2025-216, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2025-377BS, Culmer Apartments II, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on June 13, 2025, concerning Request for Applications 2025-216, Live Local SAIL Financing For The Construction Of Large-Scale Developments Of Significant Regional Impact.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Christopher Lunny

Total Live Local SAIL Funding	50,000,000
Total Live Local SAIL Allocated	47,000,000
Total Live Local SAIL Remaining	3,000,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELI Request Amount	Total Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	Leveraging	Florida Job Creation Preference	Lottery Number
2025-37385	TUP Heights - Affordable New Construction	Orange	L	Katessa G Archer	Orlando Leased Housing Development XIV, LLC	NC	G	F	528	\$24,000,000	\$1,000,000	\$ 25,000,000	\$122,000,000	\$9,686,824	Y	1	\$45,409.09	A	Y	4
2025-37685	Gallery at Wagner Creek	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Wagner Creek Developer, LLC	NC	HR	F	460	\$22,000,000	\$0	\$ 22,000,000	\$122,750,000	\$7,280,025	Y	1	\$50,208.52	B	Y	1

On June 13, 2025, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELI Funding Amount	Total SAIL Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	Leveraging	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-373BS	TUP Heights - Affordable New Construction	Orange	L	Katessa G Archer	Orlando Leased Housing Development XIV, LLC	NC	G	F	528	\$24,000,000	\$1,000,000	\$ 25,000,000	\$122,000,000	\$9,686,824	Y	1	\$45,409.09	A	Y	4
2025-376BS	Gallery at Wagner Creek	Miami-Dade	L	Alberto Mllo, Jr.	Gallery at Wagner Creek Developer, LLC	NC	HR	F	460	\$22,000,000	\$0	\$ 22,000,000	\$122,750,000	\$7,280,025	Y	1	\$50,208.52	B	Y	1
2025-377BS	Culmer Station	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	HR	F	300	\$25,000,000	\$0	\$ 25,000,000	\$67,233,000	\$5,808,568	Y	1	\$68,802.80	C	Y	8
2025-378BS	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	HR	F	300	\$25,000,000	\$0	\$ 25,000,000	\$72,000,000	\$6,382,623	Y	1	\$68,802.80	C	Y	3

Ineligible Applications

2025-374BS	City Terrace Phase 1	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North	NC	HR	F	440	\$19,500,000	\$0	\$ 19,500,000	\$140,000,000	\$9,415,586	N	1	\$39,344.71	A	Y	9
2025-375S	Liberty Square Phase Five	Miami-Dade	L	Alberto Mllo, Jr.	Liberty Square Phase Five Developer, LLC	NC	HR	F	408	\$3,000,000	\$0	\$ 3,000,000		\$7,691,097	N	2	\$6,112.36	A	Y	2
2025-379BS	Claude Pepper II	Miami-Dade	L	David Burstyn	Redwood CP Developer II, LLC	NC	HR	F	300	\$23,500,000	\$0	\$ 23,500,000	\$57,000,000	\$3,574,144	N	1	\$62,651.00	B	Y	7
2025-380BS	De Hostos True Norte	Miami-Dade	L	Kristin M. Miller	TRG Community Development, LLC; De Hostos Neighborhood Trust Developer, LLC	NC	HR	F	366	\$25,000,000	\$0	\$ 25,000,000	\$102,200,000	\$5,165,951	N	1	\$66,650.00	B	Y	6
2025-381BS	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC; RPV Parcel E Developer, LLC	NC	HR	F	307	\$16,920,000	\$0	\$ 16,920,000	\$60,000,000	\$4,845,339	N	1	\$45,503.97	A	Y	5

On June 13, 2025, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.